

Chapter 18.725
ENVIRONMENTAL PERFORMANCE STANDARDS

Sections:

- 18.725.010 Purpose**
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- 18.725.030 Performance Standards**

18.725.010 Purpose

- A. Purpose. The purpose of this chapter is to apply the federal and state environmental laws, rules and regulations to development within the City of Tigard.

18.725.020 General Provisions

- A. Compliance with applicable state and federal regulations. In addition to the regulations adopted in this chapter, each use, activity or operation within the City of Tigard shall comply with the applicable state and federal standards pertaining to noise, odor and discharge of matter into the atmosphere, ground, sewer system or stream. Regulations adopted by the State Environmental Quality Commission pertaining to non-point source pollution control and contained in the Oregon Administrative Rules shall by this reference be made a part of this chapter.
- B. Evidence of compliance. Prior to issuance of a building permit, the Director may require submission of evidence demonstrating compliance with state, federal and local environmental regulations and receipt of necessary permits; these include Air Contaminant Discharge Permits (ACDP) or Indirect Source Construction Permits (ISCP).
- C. Continuing obligation. Compliance with state, federal and local environmental regulations is the continuing obligation of the property owner and operator.

18.725.030 Performance Standards

- A. Noise. For the purposes of noise regulation, the provisions of Sections 7.40.130 through 7.40.210 of the Tigard Municipal Code shall apply.
- B. Visible emissions. Within the commercial zoning districts and the industrial park (IP) zoning district, there shall be no use, operation or activity which results in a stack or other point- source emission, other than an emission from space heating, or the emission of pure uncombined water (steam) which is visible from a property line. Department of Environmental Quality (DEQ) rules for visible emissions (340-21-015 and 340-28-070) apply.
- C. Vibration. No vibration other than that caused by highway vehicles, trains and aircraft is permitted in any given zoning district which is discernible without instruments at the property line of the use concerned.
- D. Odors. The emission of odorous gases or other matter in such quantities as to be readily detectable at any point beyond the property line of the use creating the odors is prohibited. DEQ rules for odors (340-028-090) apply.

- E. Glare and heat. No direct or sky-reflected glare, whether from floodlights or from high temperature processes such as combustion or welding, which is visible at the lot line shall be permitted, and;
1. There shall be no emission or transmission of heat or heated air which is discernible at the lot line of the source; and
 2. These regulations shall not apply to signs or floodlights in parking areas or construction equipment at the time of construction or excavation work otherwise permitted by this title.
- F. Insects and rodents. All materials including wastes shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create a health hazard.■